

SYN. NO. \_\_\_\_\_

AGN. NO. \_\_\_\_\_

MOTION BY SUPERVISORS ZEV YAROSLAVSKY AND  
GLORIA MOLINA

JANUARY 16, 2007

**AMENDING ITEM #17**

Today's report calls for a "Sustainable Design Program" which would seek to incorporate "green" building principles into all new County buildings. Under this Program the Chief Administrative Officer and Department of Public Works would review each project in the County's Capital Program to determine the feasibility of incorporating sustainable design features. The feasibility assessment would be based upon the ability of such design features "to accommodate the project's objectives and schedule; development and implementation costs, potential environmental and economic benefits, and the availability of funding." Following this assessment, some projects would be built to the U.S. Green Building Council's "Leadership in Energy and Environmental Design (LEED)" standard; some would incorporate sustainable design features but not achieve the LEED standard; and some would not include sustainable design features at all.

Unfortunately, this approach requires that "green" building principles take a back seat to all other considerations. It fails to set an ambitious goal, or any goal at all, in the area of building energy efficiency. And it allows the County to shirk its obligation to play a leadership role in promoting energy efficiency and environmental protection.

MOTION

MOLINA	_____
BURKE	_____
KNABE	_____
ANTONOVICH	_____
YAROSLAVSKY	_____

The LEED program discussed above is recognized as the national standard for environmentally responsible building design, construction and operation. Numerous jurisdictions across the country have therefore adopted this standard with appropriate provisions to ensure sufficient flexibility to provide for unforeseen circumstances. Public agencies that have adopted this standard include the City of Los Angeles, the State of California, the California State University System, the U.S. General Services Administration, and the Army, Navy and Air Force. There is no reason why the County of Los Angeles should not join this list.

An estimated 65% of total U.S. energy consumption is directly attributable to the construction and maintenance of buildings. The fossil fuel that is used to produce this energy is a factor in global warming. Environmentally sound building techniques have also been shown to reduce indoor air pollution, which the U.S. Environmental Protection Agency has identified as one of the top-five public health threats in America. There is also a sound financial reason to support a green building policy: the County spends nearly \$150 million per year on electricity and natural gas, a figure which is sure to rise in the near- and long- term. The energy-saving measures adopted by this Board for the County's new Data Center are estimated to reduce energy consumption by 30% per year while adding less than 3% to the initial cost of construction. The City of Los Angeles has demonstrated that the marginal cost increases associated with building more energy efficient buildings are recovered within just seven years.

Adoption of an appropriate LEED standard is environmentally and fiscally sound. It is necessitated by the County's leadership position as the largest County in the United States and largest employer in our region. Governor Schwarzenegger has proposed that the State of California take action to curb global warming; the County

should do so as well. Finally, the County should also consider incorporating sustainable design requirements into development standards for unincorporated areas.

**WE, THEREFORE, MOVE** that the Board of Supervisors:

1. Require all new County buildings of at least 10,000 gross square feet in size that are authorized and fully funded on or after February 15, 2007 to achieve at least the LEED Silver level of certification (or a successor, equivalent standard established by the U.S. Green Building Council). In collaboration with the Chief Administrative Office, Public Works or any other lead department responsible for construction of a given project shall pursue USGBC LEED certification at the Silver level or higher and shall prepare at the earliest possible stage of development a design and funding plan to achieve this certification. The Board of Supervisors may designate any new County building of 10,000 gross square feet or more to be exempt from LEED certification requirements upon the recommendation of the Chief Administrative Office. Such a recommendation shall be made in consultation with the Energy and Environmental Team and provide a design plan that incorporates all feasible sustainable design features.
2. Direct the Departments of Public Works and Regional Planning to investigate and report back within six months on opportunities to incorporate LEED standards or similar requirements into the County's development standards for all appropriate industrial, commercial and residential development within unincorporated areas and develop a recommended implementation program, including changes to building and zoning codes, that will allow for measurable improvements to energy efficiency, third-party verification of results, and ongoing flexibility to easily

incorporate new standards of green building design as they are developed by the United States Green Building Council or other similar accreditation organizations.

3. Direct the Department of Regional Planning and Public works to report back to the Board within six months with recommended changes to the zoning and subdivision ordinances incorporating Low Impact Design (LID) standards for new development projects. The Department of Public Works should include in the report back an analysis of the feasibility of incorporating LID standards into all future road and flood control infrastructure projects.

ABK/BS:LEED Program